

Send tax notice to:


JEFFERY L. INGRAM
703 BARRISTERS COURT
BIRMINGHAM, AL, 35242

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2013194

WARRANTY DEED


20130506000185290 1/5 \$76.50
Shelby Cnty Judge of Probate, AL
05/06/2013 01:01:19 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Five Thousand and 00/100 Dollars (\$175,000.00) in hand paid to the undersigned, JASON LONG, A SINGLE INDIVIDUAL (hereinafter referred to as "Grantors") by JEFFERY L. INGRAM, A SINGLE INDIVIDUAL (hereinafter referred to as Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"


SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP(S), INCLUDING BUT NOT LIMITED TO ANY NOTES, CONDITIONS, AND RESTRICTIONS.
3. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 126, PAGE 187.
4. ROADWAY EASEMENT AGREEMENT AS RECORDED IN INSTRUMENT #20051024000550530 AND IN INSTRUMENT #20061024000523450.
5. RESTRICTIVE USE AGREEMENT AS RECORDED IN INSTRUMENT #20051024000550540 AND IN INSTRUMENT #20061024000523460.
6. EASEMENT FOR GRADING AND SLOPE MAINTENANCE AS RECORDED IN INSTRUMENT #20060817000404390.
7. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT #20061212000601050, INSTRUMENT #20061212000601060, INSTRUMENT #20060828000422250, INSTRUMENT #20061212000601460, INSTRUMENT #20070517000230870, INSTRUMENT #20070517000231070 AND IN INSTRUMENT # 20100121000020230.
8. EASEMENT TO BELL SOUTH TELECOMMUNICATIONS AS RECORDED IN INSTRUMENT #20070125000038780, INSTRUMENT #20100126000024800 AND IN INSTRUMENT #20100414000113260.
9. DECLARATION OF ROADWAY AND UTILITY EASEMENT AS RECORDED IN INSTRUMENT #200702160000721720 AND IN INSTRUMENT #20100218000048660.
10. DECLARATION OF RECIPROCAL DRAINAGE EASEMENT AS RECORDED IN INSTRUMENT #20100218000048670.
11. SANITARY SEWER EASEMENT GRANTED TO SWWC UTILITIES IN INSTRUMENT #20090126000023550.
12. GRANT OF LAND EASEMENT AND RESTRICTIVE COVENANTS TO ALABAMA POWER COMPANY AS RECORDED IN INSTRUMENT #20100415000115200.

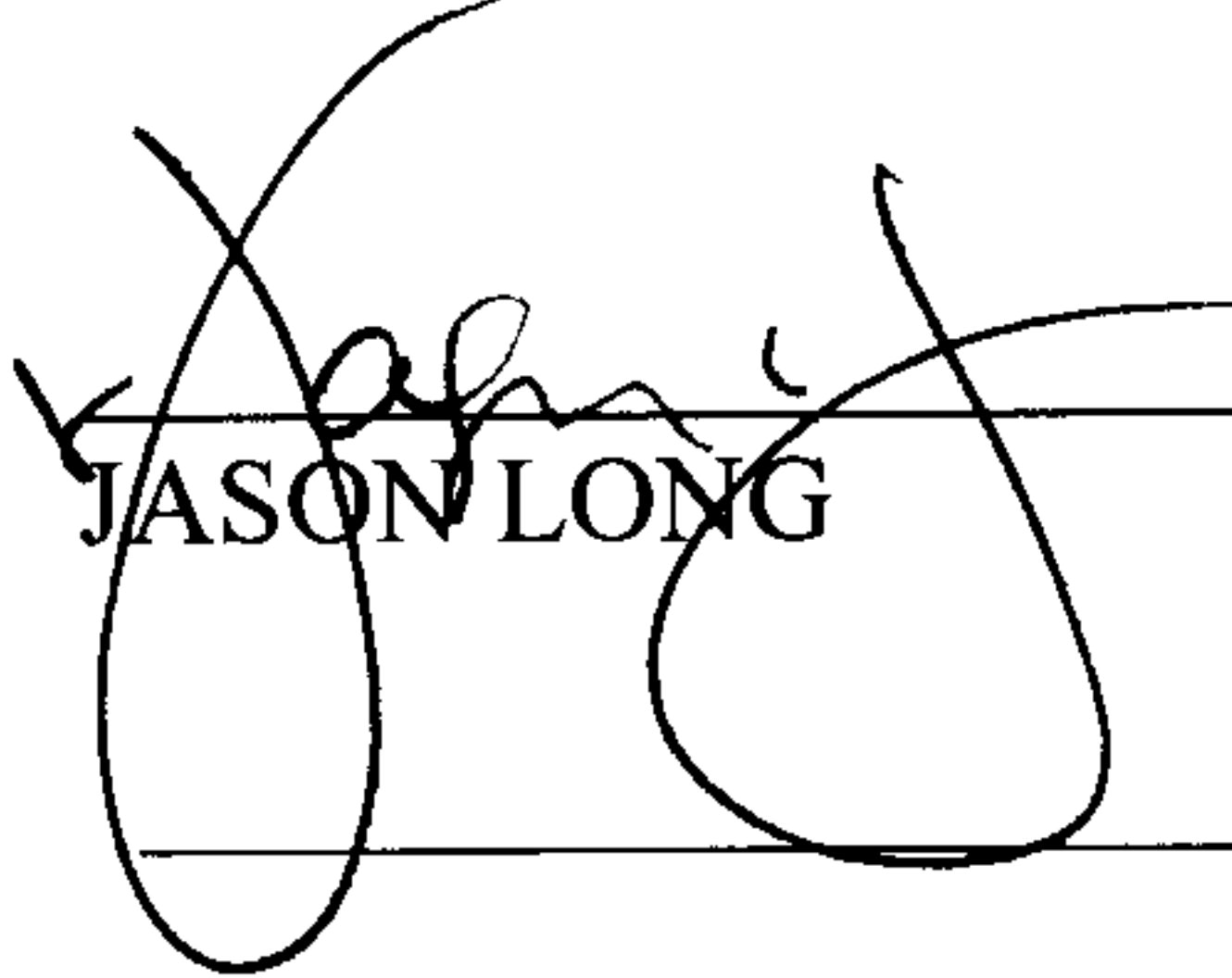
13. COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, LIENS FOR ASSESSMENTS, OPTIONS, POWERS OF ATTORNEY AND LIMITATIONS ON TITLE CREATED BY THE "CONDOMINIUM OWNERSHIP ACT", CHAPTER 8, SECTIONS 34-8-1 ET SEQ, CODE OF ALABAMA 1975, AND/OR THE "ALABAMA UNIFORM CONDOMINIUM ACT OF 1991", CHAPTER 8A, SECTIONS 35-8A-101 ET SEQ, CODE OF ALABAMA 1975, OR SET FORTH IN THE DECLARATION OF CONDOMINIUM OF THE LOFTS AT EDENTON, A CONDOMINIUM RECORDED IN INSTRUMENT #20100225000056160, AND FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM AS RECORDED IN INSTRUMENT #20100330000095330 AND SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM AS RECORDED IN INSTRUMENT #20100423000123550 AND THE THIRD AMENDMENT TO THE DECLARATION AS RECORDED IN INSTRUMENT #20100616000191940, AND THE FOURTH AMENDMENT TO THE DECLARATION AS RECORDED IN INSTRUMENT #20101015000344930 AND THE FIFTH AMENDMENT TO THE DECLARATION AS RECORDED IN INSTRUMENT #201103604000073710, SIXTH AMENDMENT TO THE DECLARATION AS RECORDED IN INSTRUMENT #20110426000126440, AND IN THE BY-LAWS OF THE LOFTS AT EDENTON CONDOMINIUM ASSOCIATION, INC., AS SET OUT IN THE DECLARATION OF CONDOMINIUM AS EXHIBIT "C", AND IN THE ARTICLES OF INCORPORATION OF THE LOFTS AT EDENTON CONDOMINIUM ASSOCIATION, INC, RECORDED IN INSTRUMENT #20100115000015270, IN SAID PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$122,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.


20130506000185290 2/5 \$76.50
Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 30th day of April, 2013.

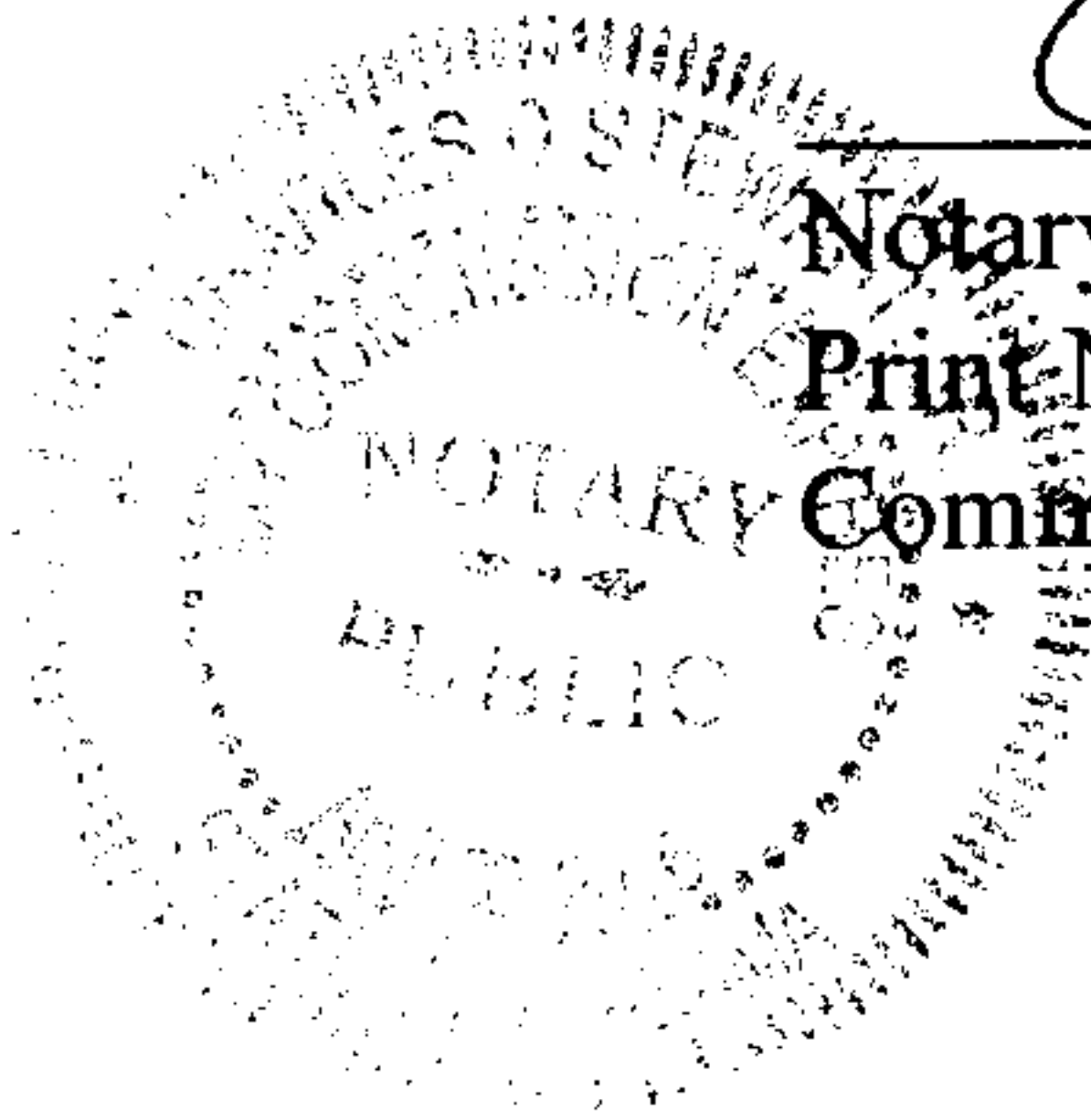


JASON LONG

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JASON LONG, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of April, 2013.



Notary Public
Print Name: *Charles D. Hawant Jr.*
Commission Expires: *6-30-16*




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EXHIBIT "A"

Unit 703, Building 7, in The Lofts at Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument #20100225000056160, in the Probate Office of Shelby County, Alabama, and First Amendment to Declaration as recorded in Instrument #20100330000095330, and the Second Amendment to the Declaration as recorded in Instrument #20100423000126550, and the Third Amendment to the Declaration as recorded in Instrument #20101015000344930, Fifth Amendment to the Declaration as recorded in Instrument #20100616000191940, Fourth Amendment to the Declaration as recorded in Instrument #20110304000073710 and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "D" thereto, and as recorded in the Condominium Plat of The Lofts at Edenton, a condominium, in Map Book 41, page 110, and on the 1st Amended Plat of The Lofts at Edenton, a condominium, in Map Book 41, Page 116, and on the 2nd Amended Plat of The Lofts at Edenton, a condominium, in Map Book 41, Page 136, and on the 3rd Amended Plat of The Lofts at Edenton, a condominium, in Map Book 41, Page 121, and on the 4th Amended Plat of The Lofts at Edenton, a condominium in Map Book 42, Page 22, and on the 5th Amended Plat of The Lofts at Edenton, a condominium, in Map Book 42, Page 51, on the 6th Amended Plat of The Lofts at Edenton, a condominium, in Map Book 42, Page 66, and any future amendments thereto, in the Probate Office of Shelby County, Alabama, Articles of Incorporation of The Lofts at Edenton Condominium Association, Inc., as recorded in Instrument #20100115000015270, in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of The Lofts at Edenton Condominium Association, Inc., are attached as Exhibit "C" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Fifth Amendment to Declaration of Condominium set out in Exhibit "B".


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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jason Long
Mailing Address _____

Grantee's Name Jeffrey L Ingram
Mailing Address _____

Property Address 703 Barristers
Court
Birmingham, AL
35242

Date of Sale 4-30-13
Total Purchase Price \$ 175,000
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 4-30-12

Print Valerie A. Englar

Unattested

Sign Valerie A. Englar
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

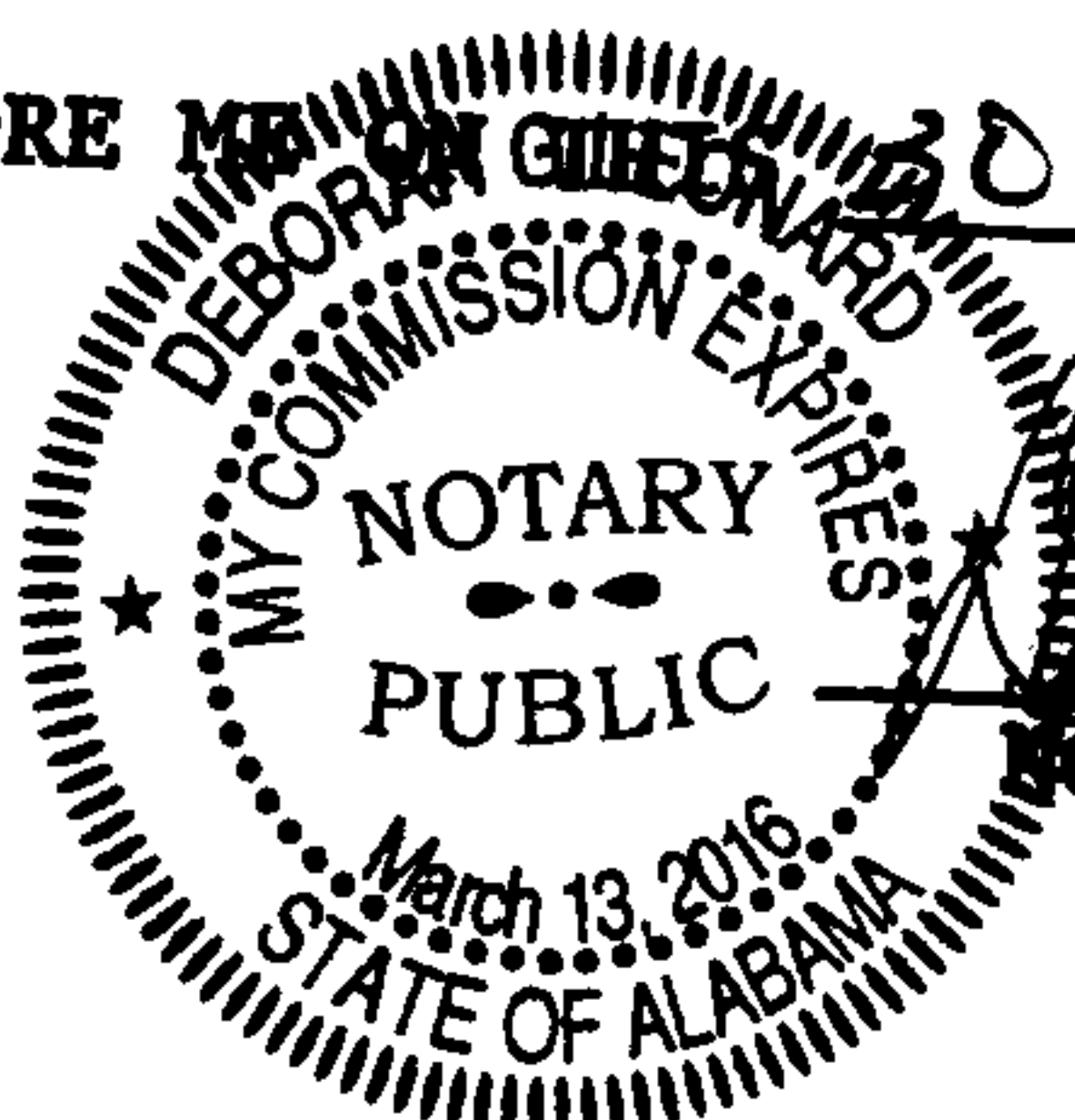
STATE OF ALABAMA

SWORN TO AND SUBSCRIBED BEFORE ME ON _____ DAY OF _____
2013.

COUNTY OF SHELBY

DAY OF April

Form RT-1



Valerie A. Englar
NOTARY PUBLIC



20130506000185290 5/5 \$76.50
Shelby Cnty Judge of Probate, AL
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